CORPORATION) BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220 AND OF TIDE LAND LOT 3, ACCORDING TO THE MAP OF FILE IN OLYMPIA, WASHINGTON, ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS," SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND

MONTANA RAILWAY COMPANY NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220, A DISTANCE OF 1708.20 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION;

THENCE SOUTH 22'54'45" WEST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 272.27 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED:

THENCE NORTH 76°34'18" WEST 657.50 FEET; THENCE SOUTH 0012'17" WEST, 193.15 FEET;

THENCE NORTH 87'02'52" WEST, 381.34 FEET;

THENCE NORTH 75"41"33" WEST TO WEST LINE OF SAID TIDELAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN

THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOTS 3 AND 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOTS 3 AND 4, EDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS", DESCRIBED AS FOLLOWS:

RECORDED UNDER AUDITOR'S FILE NUMBER 5277 WHICH IS 748 FEET NORTH OF SOUTH LINE OF SAID SECTION. SAID POINT HAVING BEEN LOCATED BY GARDNER, GARDNER AND FISCHER, INC., CIVIL ENGINEERS, AS BEARING NORTH 0'02'39" EAST ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 748.00 FEET AND NORTH 89'30'46" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 1381.93 FEET FROM THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID BURLINGTON NORTHERN RAILWAY RIGHT OF WAY 200

FEET, TO A POINT WHICH IS 560.46 FEET NORTH AND 1393.68 FEET WEST OF SAID QUARTER SECTION CORNER; THENCE NORTH 89'30'46" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 695.97 FEET TO THE GOVERNMENT MEANDER LINE OF PUGET SOUND, SAID MEANDER LINE BEING THE EASTERLY LINE OF SAID LOT 4

THENCE NORTH 89'30'46" WEST 163.21 FEET TO THE WESTERLY LINE OF SAID LOT 4, EDMONDS TIDE LANDS; THENCE NORTH 41"17"17" WEST ALONG SAID WESTERLY LINE, 86.16 FEET TO AN ANGLE POINT IN SAID LINE: THENCE NORTH 11"48"43" EAST ALONG SAID WESTERLY LINE OF LOT 4, AND ALONG THE WESTERLY LINE OF LOT 3 OF SAID EDMONDS TIDE LANDS, 990.54 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTHEASTERLY ALONG THE SAID WESTERLY LINE OF SAID LOT 3, EDMONDS TIDE LANDS, 359.62 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE J.C. VAN ECK TRACT, AS ESTABLISHED BY DECREE ENTERED IN SNOHOMISH COUNTY TITLE REGISTRATION CAUSE NO. 5, ENTITLED J.C. VAN ECK, PLAINTIFF VS. DANIEL HINES (ET AL) DEFENDANTS:

THENCE SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE

ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 4, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 758480. EXCEPT THAT PORTION OF GOVERNMENT LOT 3 AND THE SAID TIDE LAND LOT 3, LYING NORTHERLY OF A LINE COMMENCING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD DISTANT 1708.2 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER ON THE SOUTH LINE OF SAID

THENCE SOUTH 22°54'45" WEST ALONG THE WESTERLY RIGHT OF WAY LINE 272.27 FEET TO THE TRUE POINT OF

THENCE SOUTH 0"12'17" WEST, 193.15 FEET;

THENCE NORTH 75'41'33" WEST TO WEST LINE OF SAID TIDELAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; FEET (60 RODS BY DEED):

DESCRIPTION THENCE SOUTH 01"11'56" WEST A DISTANCE OF 455.24 FEET;

THENCE SOUTH 88'33'35" EAST A DISTANCE OF 422.92 FEET;

THENCE SOUTH 88'33'35" EAST A DISTANCE OF 490.27 FEET TO THE WEST MARGIN OF 116TH AVENUE SW:

THENCE SOUTH 01"11"56" WEST ALONG SAID MARGIN A DISTANCE OF 34.70 FEET;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 616.67 FEET; THENCE NORTH 01'11'56" EAST A DISTANCE OF 34.70 FEET;

RAILWAY AND A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 01'36'06" WEST A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A 1382.70 FOOT RADIUS

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'17" AN ARC DISTANCE

THENCE NORTH 88°33'35" WEST A DISTANCE OF 1.50 FEET;

THENCE SOUTH 31'23'34" EAST A DISTANCE OF 291.15 FEET TO THE POINT OF BEGINNING; TOGETHER WITH A PARCEL LYING WESTERLY OF SAID RAILWAY AND COMMENCING AT AFORESAID POINT "A": THENCE NORTH 88"33"35" WEST A DISTANCE OF 107.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILWAY AND THE POINT OF BEGINNING;

THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 14.77 FEET; THENCE NORTH 88"33"35" WEST A DISTANCE OF 240.88 FEET TO THE WESTERLY LINE OF SAID LOT 4 OF EDMONDS

LINE AND THE BEGINNING OF A 1004.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04'52'56" AN ARC

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, THENCE NORTH 0111'56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 482.03 FEET:

THENCE NORTH 88'33'35" WEST A DISTANCE OF 30.00 FEET TO THE EAST MARGIN OF 116TH STREET S.W., AND THE TRUE POINT OF BEGINNING

THENCE NORTH 01"11"56" EAST A DISTANCE OF 34.70 FEET;

THENCE NORTH 88'33'35" WEST A DISTANCE OF 453.60 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF

THENCE NORTH 01'11'56" EAST ALONG SAID TOWN LIMITS A DISTANCE OF 20.00 FEET;

THENCE SOUTH 01"11'56" WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 01"11'56" WEST ALONG SAID WEST MARGIN A DISTANCE OF 34.70 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 01"11'56" WEST A DISTANCE OF 25.00 FEET;

THENCE NORTH 05'29'24" WEST ALONG SAID TOWN LIMITS A DISTANCE OF 25.18 FEET; THENCE SOUTH 88'33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 86.49 FEET TO THE POINT OF BEGINNING. PROJECT LEGAL DESCRIPTION (CONTINUED)

ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE NORTH 89°00' WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO ELIZABETH JANE SPENCER BY DEED RECORDED IN VOLUME 5 OF DEEDS, PAGE 264, 1100.27 FEET TO THE TRUE POINT OF BEGINNING OF THIS

COTTA TILE BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 81850; THENCE NORTH 89'00' WEST ALONG THE SOUTH LINE OF SAID NORTH AMERICAN TERRA COTTA TILE PARCEL TO THE MEANDER LINE OF SAID SECTION 35;

THENCE SOUTH 89'00' EAST TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF SAID PREMISES LYING EASTERLY OF THE WESTERLY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY'S RIGHT OF WAY, NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION, AS CONVEYED BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 5277 AND 120070; TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE

ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOT 4 EDMONDS TIDE LANDS ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS" LYING WESTERLY OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS BURLINGTON NORTHERN INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5662 AND SOUTH OF A LINE WHICH IS PARALLEL TO AND DISTANT 247.5 FEET NORTH OF THE SOUTH LINE OF SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SECTION 35 THROUGH THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION: EXCEPT THAT PORTION CONTAINED IN ORDER ADJUDICATING PUBLIC USE AND NECESSITY UNDER SNOHOMISH

THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88'33'35" WEST 1306.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 05'28'24" WEST 221.33 FEET;

THENCE NORTH 88'33'35" WEST 64.24 FEET; THENCE SOUTH 83°44'46" WEST 150.85 FEET;

THENCE ALONG SAID SOUTH LINE, SOUTH 88*33'35" EAST 145.84 FEET TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Should the maintenance easement also extend to Shoreline, Woodway, and/or Washington State?

DEDICATION TRACT 999 (CRITICAL AREA PROTECTION AREA) IS HEREBY GRANTED AND CONVEYED TO THE POINT

RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL SHORT PLAT ALTERATION. USE OF SAID TRACT IS

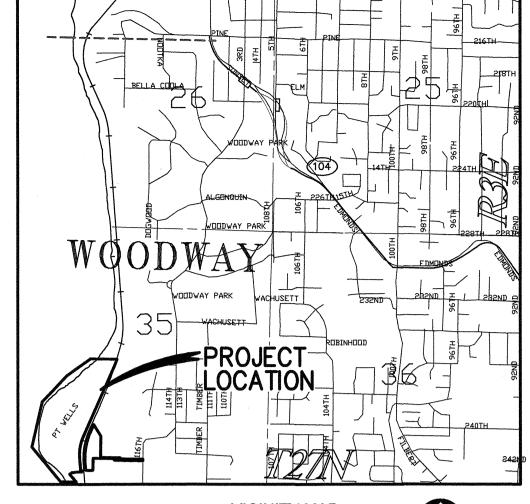
RESPONSIBILITY FOR MAINTAINING THE TRACT, MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA. THE OWNERS OF ALL LOTS WITHIN THE

SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

This language may be problematic in two ways. First, the lots shown include areas that will be developed with housing and businesses. How will these equal shares be diluted once residential units and commercial space are constructed and sold? As proposed, the responsibility for maintenance would be unevenly spread. Second, the lots proposed as open space would retain an equal ownership interest and responsibility for maintenance. Is this really intended?

- Add a sheet (or sheets) with a table(s) that that show how a future homeowners response to other comments here). See also review comments under SCC

maintaining the private roads as will be be required in the covenants to be filed at the time of short plat recording (EDDS 3-05.A [2009]).



DEVELOPMENT DATA

701 FIFTH AVENUE SUITE 3300 206-224-8061

ENGINEER/PLANNER

DAVID EVANS and ASSOCIATES, INC. 1620 W. MARINE VIEW DR. SUITE 200 EVERETT, WASHINGTON 98201 425-259-4099 ATTENTION: JACK N. MOLVER, P.E. ATTENTION: GILBERT LAAS, P.L.S.

SITE ADDRESS

PRELIMINARY SHORT PLAT DATA

PROPOSED LAND USE: URBAN CENTER DEVELOPMENT Effective zoning is Urban Center WATER DISTRICT: OLYMPIC VIEW WATER DISTRICT SEWER DISTRICT: RONALD WASTEWATER DISTRICT FIRE DISTRICT: CITY OF SHORELINE by contract with Snohomish County Fire District 1

SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO. 15 TOTAL SITE AREA: 2,653,620 SF

NUMBER OF LOTS: 9- Eight are shown; revise and identify number of tracts too. OPEN SPACE OR TIDELANDS: 1,084,682 SF (41% OF TOTAL) Recalculate

BENCHMARK

CENTER OF INTERSECTION OF NW 204th ST AND RICHMOND BEACH DRIVE NW. N 287367.484 1256951.590 ELEV 145.406 (METRO DATUM) SUBTRACT 96.280 FOR NAVD88 DATUM

that appears on both Sheets 2 and 3.

EASEMENT NOTES

6. CURRENT USE OF THE SITE IS AS AN ASPHALT PLANT AND TANK FARM. 7. PRELIMINARY SHORT PLAT PREPARED ON FEBRUARY 14, 2011.

A STRIP IN THE AREA DESIGNATED "TIDELANDS" THAT IS IN ZONE AE, ELEVATION 10 (NGVD 29 DATUM).

VICINITY MAP

APPLICANT: BSRE POINT WELLS, LP

Per Submittal Checklist Item 3(a), include

ownership interest the real property". This

Insert a line for Net Site Area for

use in the Minimum Net Density

calculations below

Under Snohomish County Code, the dock and access to it

are considered "structures." Rephrase this note to clarify.

includes the City of Shoreline for parcel

the "name, address, and telephone

number of .. all parties having an

27033500304400.

c/o KARR TUTTLE CAMPBELL SEATTLE, WASHINGTON 98101 ATTENTION: DOUGLAS A. LUETJEN

20500 RICHMOND BEACH DR. NW EDMONDS, WA 98026

EXISTING ZONING: UC Existing zoning is Planned Community Business

Average Average Avereate Lot Size = 2,653,620/9 = 294,847 SF Recalculate

MINIMUM NET DENSITY

PER SCC 30.41B.120 NET DENSITY > 4 UNITS/ACRE ULTIMATE BUILD OUT WITH DEVELOPMENT OF URBAN CENTER WILL BE 3,081 UNITS 3,081/60.92 = 50.51 UNITS/AC

what to include in a **net** density. What is shown here is a **gross** density.

Refer to SCC 30.23.020 for

ELEV 49.126-NAVD88 DATUM CONC MON WITH 1.75" BRASS DISK NEAR

Move these easement notes to the longer list

1. RAILROAD TRACK EASEMENT, AF #213070 - UNABLE TO PLOT. 2. POLE LINE EASEMENT, AF #433520 - UNABLE TO PLOT.

1. SHORELINE IS DESIGNATED AS "URBAN". 2. ALL EXISTING STRUCTURES WILL BE REMOVED. 3. VERTICAL DATUM USED IS NAVD88. TO CONVERT

TO NGVD29 DATUM, SUBTRACT 3.60 FEET. 4. DATE OF AERIAL TOPOGRAPHIC MAP IS MARCH 3, 2003. 5. SITE AREA IS 2,653,620 SQ. FT.

8. THE MAJORITY OF THE SITE IS IN FEMA FLOOD ZONE X. THERE IS

9. A PORTION OF THE SITE MAY BE WITHIN A MODERATELY SENSITIVE AQUIFER RECHARGE AREA.



REVISIONS:

REVISED APRIL 12, 2017 **DATE:** MARCH 13, 2017 DESIGN:

DRAWN: CHECKED: REVISION NUMBER:

SCALE: 1"=100'

PROJECT NUMBER: PARA00000002

DRAWING FILE:

SHEET NO.

K-29 Point Wells Short Plat Plan Warkups Dated September October 6 2017 PFN: 11-101457-LU, et. al

BEGINNING AT A POINT ON THE WEST LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED

SAID EDMONDS TIDE LANDS:

THENCE NORTH 46°58'20" WEST ALONG SAID MEANDER LINE 147.44 FEET;

THENCE SOUTH 67"05'15" EAST ALONG THE SOUTHWESTERLY LINE OF THE SAID VAN ECK TRACT, AS ESTABLISHED IN SAID CAUSE NO. 5, 986.73 FEET, TO A POINT IN THE SAID WESTERLY LINE OF SAID SEATTLE AND MONTANA

BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE NORTH 76'34'18" WEST 657.50 FEET;

THENCE NORTH 87°02'52" WEST, 381.34 FEET;

PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200405180215. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOT 4 AND OF VACATED HEBERLEIN ROAD, ACCORDING TO VOLUME 44 OF COMMISSIONER'S RECORDS, PAGE 44 AND OF A PORTION OF LOT 4. FDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS", ALL IN SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BEARINGS OF THIS PARCEL DESCRIPTION ARE BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD 83-91)

THENCE NORTH 01'11'56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 991.97 THENCE NORTH 88"33"35" WEST A DISTANCE OF 943.19 FEET TO THE POINT OF BEGINNING OF THIS PARCEL

THENCE SOUTH 01"11'56" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 453.60 FEET THENCE SOUTH 01"11'56" WEST A DISTANCE OF 259.23 FEET; THENCE NORTH 88"33"35" WEST A DISTANCE OF 153.56 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE

NORTH 05'29'24" WEST A DISTANCE OF 153.31 FEET;

THENCE NORTH 24°02'46" EAST A DISTANCE OF 265.00 FEET;

THENCE CONTINUING NORTH 88'33'35" WEST A DISTANCE OF 414.54 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE:

THENCE NORTH 40°07'35" WEST ALONG SAID LINE A DISTANCE OF 551.68 FEET: THENCE SOUTH 88°33'35" EAST A DISTANCE OF 158.05 FEET TO SAID MEANDER LINE; THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 147.44 FEET; THENCE SOUTH 88'33'35" EAST A DISTANCE OF 710.85 FEET, MORE OR LESS, TO SAID WESTERLY RIGHT OF WAY

THENCE SOUTH 05°29'24" EAST A DISTANCE OF 219.22 FEET TO SAID POINT "A" AND THE POINT OF BEGINNING. EXCEPT THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED

THENCE CONTINUING NORTH 88'33'35" WEST A DISTANCE OF 616.67 FEET;

WOODWAY, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "B" THENCE SOUTH 88'33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 580.00 FEET;

TOGETHER WITH THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 01"1'56" WEST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 234.23 FEET TO THE TRUE POINT OF

The highlighted boundaries in this area address.

conflict with the Urban Center Site Plan. Ground level restaurant spaces at the base of towers CV-T7 (Sheet A-102) and SV-T1

labeled something like

"Common Area."

(Sheet A-103) would be split by the proposed parcel lines. There is also a conflict with the garage under SV-T1 which is not

clearly shown on the Urban Center Site Plan, but which can be inferred by comparing sheets A-054 and A-055. Please

THENCE SOUTH 88'33'35" EAST A DISTANCE OF 490.27 FEET TO A POINT ON THE WEST MARGIN OF SAID 116TH STREET S.W.:

COMMENCING AT THE HEREINBEFORE REFERENCED POINT "B";

THENCE NORTH 88'33'35" WEST A DISTANCE OF 83.56 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF

THENCE NORTH 0°21'27" EAST, 247.50 FEET;

THENCE NORTH 10 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED TO NORTH AMERICAN TERRA THENCE SOUTH 44'57'35" EAST, ALONG THE SAID MEANDER LINE 14.77 FEET TO A POINT WHICH IS 10 FEET SOUTH OF AND PARALLEL TO THE LINE LAST ABOVE DESCRIBED;

ABOVE DESCRIBED PARCEL F, AS CONVEYED BY THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE

COUNTY SUPERIOR COURT CAUSE NO. 05-2-13678-1, AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE SOUTH 55'49'35" WEST 62.29 FEET; THENCE SOUTH 40"13"07" EAST 218.50 FEET TO SAID SOUTH LINE;

WELLS URBAN CENTER HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS SHORT PLAT, SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO SNOHOMISH COUNTY. OWNERSHIP AND MAINTENANCE OF SAID TRACT CONSISTENT WITH COUNTY CODE SHALL BE THE RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL SHORT PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE COUNTY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE SHORT PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL

association might assign interest in the Tract 999 and other tracts (if proposed in

Please note that this same information will be necessary to assign responsibility for

NORTH TRACT 999 0 100 200 SCALE: 1"=200' WOODWAY TOWN LOT 8 LIMITS FUTURE DEVELOPMENT

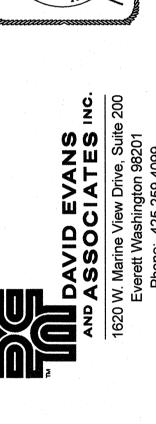
____ Lot 6 is both Open Space and other uses such as road and esplanade. Consider rephrasing to something like "Common Area." Lot 3 would contain roads, the energy center and the "Public Building Site." It would also **FUTURE** contain some shared parking for Lot 7 per DEVELOPMENT Urban Center Site Plan Sheet A-054. How would ownership of said shared parking work? Also, how would ownership of the

tract(s) be shared with this lot? The line between Lot 1 DEVELOPMEN and Lot 2 cuts through a parking ramp and stalls on Sheet A-053 of the Urban Center Site Plan. Consider whether there — — — TRACT 999 is a need for two lots CAPA DEVELOPMENT here. If so, revise the line to match the site LOT 4 FUTURE DEVELOPMENT FUTURE

FUTURE DEVELOPMENT Lot 5 is proposed as beach, esplanade, and amphitheater. This should probably be a tract and

OVERALL PLAN

Show off-site wetland, rating, and buffers. See Critical Areas Report by David



REVISED APRIL 12, 2017 **DATE:** MARCH 13, 2017 DESIGN: DRAWN:

SCALE: 1"=100'

CHECKED:

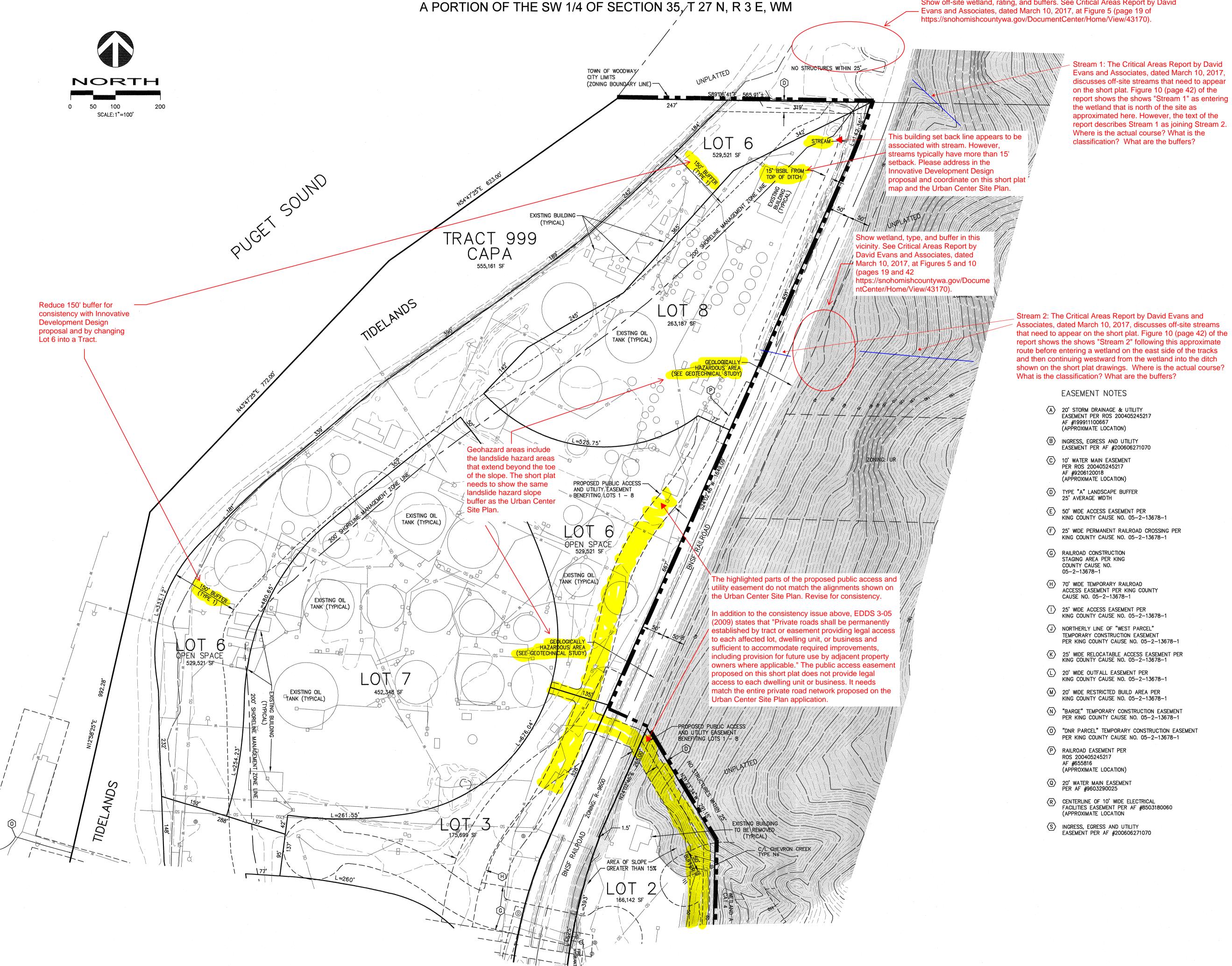
REVISION NUMBER:

REVISIONS:

PROJECT NUMBER: PARA00000002

DRAWING FILE:

SHEET NO.



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REVISIONS: APPD.

REVISED APRIL 12, 2017

DATE: MARCH 13, 2017 DESIGN: DRAWN: CHECKED:

SCALE: 1"=100'

PROJECT NUMBER: PARA0000002

SHEET NO.

of 3